

180.0

0012

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

677,500 / 677,500

USE VALUE:

677,500 / 677,500

ASSESSED:

677,500 / 677,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 24 | | WADSWORTH RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-------------------------------------|--|
| Owner 1: MALPARTIDA ANA DE LORENA & | |
| Owner 2: MALPARTIDA FREDDY ENRIQUE | |
| Owner 3: | |

| | |
|---------------------------|--|
| Street 1: 24 WADSWORTH RD | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

PREVIOUS OWNER

| | |
|---------------------------------------|--|
| Owner 1: MONAGLE JANET M/ TRUSTEE & - | |
| Owner 2: DOHERTY MARY P/TRUSTEE - | |

| | |
|---------------------------|-------|
| Street 1: 24 WADSWORTH RD | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |

| | |
|---------------|-------|
| Postal: 02476 | Type: |
|---------------|-------|

NARRATIVE DESCRIPTION

This parcel contains .218 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Aluminum Exterior and 2521 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|---------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 9478 | Sq. Ft. | Site | | | 0 | 70. | 0.67 | 7 | | | Med. Tr | -10 | | | | | 443,733 | | | | | | 443,700 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 9478.000 | 233,300 | 500 | 443,700 | 677,500 | | 122584 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 08/25/18 |

USER DEFINED

Prior Id # 1: 122584

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

14188

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

| TAX DISTRICT | | PAT ACCT. | | | | | | | |
|-----------------|-----------|-----------|------------|-------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MONAGLE JANET M | 68502-565 | | 11/30/2016 | | 519,000 | No | No | | |
| MONAGLE JANET M | 67080-441 | | 4/13/2016 | Convenience | 99 | No | No | | |
| GUANCI JOSEPHIN | 31342-431 | | 4/26/2000 | Family | 1 | No | No | | |
| GUANCI JOSEPHIN | 28522-370 | | 5/10/1998 | Family | 1 | No | No | A | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|-----------|
| 5/3/2017 | 502 | Manual | 2,000 | C | | | | | 8/25/2018 | Inspected | HS | Hanne S |
| 12/22/2016 | 1560 | Add Bath | 4,000 | O | | | | | 7/31/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/10/2003 | 432 | Porch | 1,650 | | | | | | 10/6/2016 | Measured | DGM | D Mann |
| | | | | | | | | | 10/15/2008 | Meas/Inspect | 163 | PATRIOT |
| | | | | | | | | | 12/23/1999 | Meas/Inspect | 263 | PATRIOT |
| | | | | | | | | | 7/12/1993 | | TH | |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

| | | | | | | | | | | | | | | | | | |
|---|-------------------|-----------------|-------------------------|------------------------------------|-----------|-----------------|-------|-------------------------|---------------------------------|-----------|------|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 19 - Ranch | 1 | Rating: Average | | Full Bath: 1 | A Bath: 1 | Rating: Good | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | 3/4 Bath: | | Rating: | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | A 3QBth | | Rating: | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | 1/2 Bath: | | Rating: | | | | | | | | | | | |
| Frame: 1 - Wood | | | | A HBth: | | Rating: | | | | | | | | | | | |
| Prime Wall: 3 - Aluminum | | | | OthrFix: | | Rating: | | | | | | | | | | | |
| Sec Wall: 7 - Brick | 5% | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | |
| Color: WHITE | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | |
| Grade: C - Average | | | | Kits: 1 | | Rating: Average | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | |
| Year Blt: 1953 | Eff Yr Blt: | | | A Kits: | | Rating: | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | |
| Alt LUC: | | Alt %: | | Fpl: 1 | | Rating: Average | | Other | | | | | | | | | |
| Jurisdct: G5 | | Fact: . | | WSFlue: | | Rating: | | Upper | | | | | | | | | |
| Const Mod: | | | | | | | | Lvl 2 | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Lvl 1 | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wal 1 - Drywall | | | | Total Units: | | | | Interior: | 1 | 7 | 3 | | | | | | |
| Sec Int Wall: | % | | | Floor: | | | | Additions: | | | | | | | | | |
| Partition: T - Typical | | | | % Own: | | | | Kitchen: | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Name: | | | | Baths: | | | | | | | | | |
| Sec Floors: | % | | | | | | | Plumbing: | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | Electric: | | | | | | | | | |
| Subfloor: | | | | | | | | Heating: | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | General: | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 180.0-0012-0003.0 | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 19 | Patio | D | Y | 1 | 12X14 | A | AV | 1980 | 4.48 | T | 31.2 | 101 | | | 500 | | 500 |
| More: N | Total Yard Items: | 500 | Total Special Features: | | | | | | Total: | | | | | | 500 | | |
| IMAGE AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |